

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**

**£170,000**

**Leasehold**

1x  1x  1x 

Aspen Court, Throwley Way, Sutton,  
Surrey, SM1

**cubitt & west**  
Helping you move forwards



## Main features

- Fantastic location in central Sutton
- No onward chain to wait for
- Spacious and light with large feature arched windows
- Modern kitchen area with plenty of storage
- Sutton station just a few minutes walk away

## Accommodation

### THIRD FLOOR

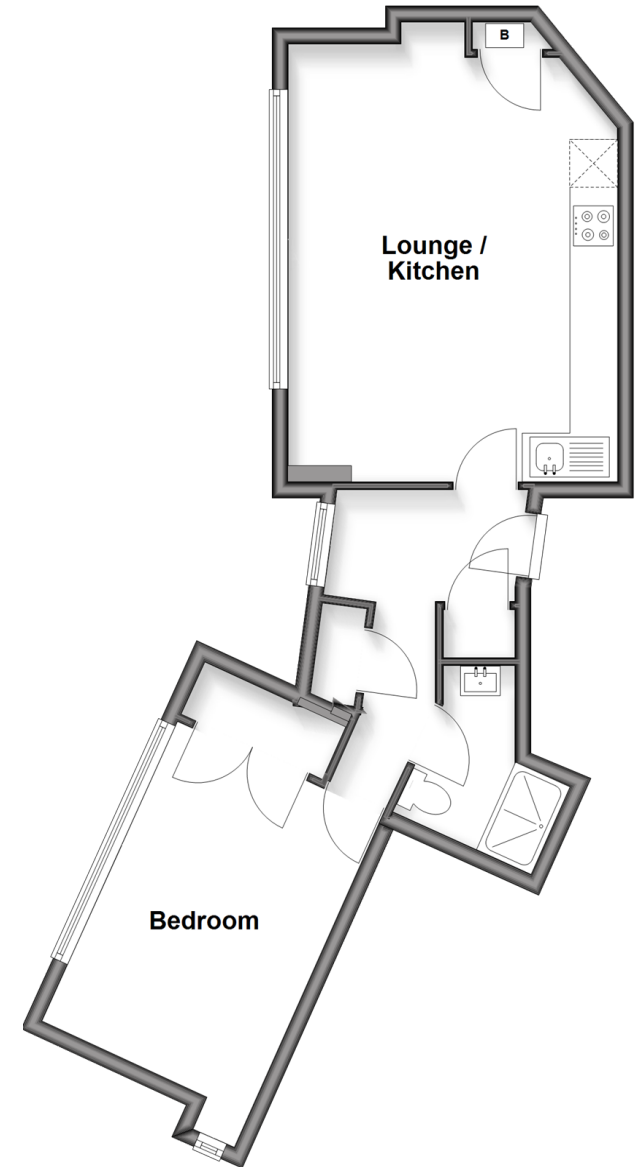
Entrance Hall

Lounge/Kitchen: 22'0 x 14'6 (6.71m x 4.42m)

Bedroom: 11'2 x 10'2 (3.41m x 3.10m)

Shower Room

**Third Floor**  
Approx. 47.3 sq. metres (509.0 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



22018104/20260304/ND/TA